

BOARD OF APPEAL REFERRALS

September 10, 1979

1. Z-4506 St. Jude's Foundation, Inc.
 13-15 Woodside Avenue, Jamaica Plain
2. Z-4512 Anthony J. Forte
 109-111 Webster Street, East Boston
3. Z-4513 Olga A. Richman
 838 East Broadway, South Boston
4. Z-4514 Jeffrey M. Hendricks
 531 Adams Street, Dorchester
5. Z-4515 Brandywyne Village Co.
 276-288 Brandywyne Drive, East Boston
6. Z-4551 Alexandra Pappas
 181-183 L Street, South Boston
7. Z-4564 Michael Sher
 24 Temple Street, Boston
8. Z-4571 Damiano Scarfo
 93 Leyden Street, East Boston

September 20, 1979

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert J. Ryan, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 10/2/79

Z-4506
St. Jude's Foundation Inc.
13-15 Woodside Avenue
Jamaica Plain
Near Washington Street

2½ Story frame structure - R-.8

District(s): apartment _____ general business _____ industrial _____
residential R-.8 _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: Change occupancy from two family dwelling
to group care residence general for Ex Alcoholics.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
8-7. Group care residence is conditional in an R-.8 District.		
14-2. Lot area is insufficient.		

Community strongly supports the facility which has existed since 1970. Recommend Approval.

VOTED: In reference to Petition Z-4506, brought by St. Jude's Foundation Inc., 13-15 Woodside Avenue, Jamaica Plain, for a conditional use and a variance for change of occupancy from two family dwelling to group care residence general for Ex-Alcoholics in a Residential (R-.8) District the Boston Redevelopment Authority recommends Approval. Community supports the existing facility.



Z-4506
13-15 WOODSIDE AVE.
(J.P.)

Hearing: 10/2/79

Petition Z-4512
Anthony J. Forte
109-111 Webster Street, East Boston
Near Cottage Street

One story Masonry structure H-1-40

District(s):	apartment H-1-40	general business	industrial
	residential	local business	waterfront
	single family		manufacturing

Purpose: Change occupancy from four car business
garage to Automobile reconditioning
(wash and wax cars)

Violation(s):

SectionRequiredProposed

9-2. Change in a non conforming use requires Board of Appeal
Hearing.

Auto related use is incompatible with this dense residential neighborhood.
Additional traffic is undesirable and would be hazardous to residents.
Abutters, community groups and Little City Hall are strongly opposed.
Recommend Denial.

VOTED: In reference to Petition Z-4512, brought
by Anthony J. Forte, 109-111 Webster Street,
East Boston, for a change in a non-conforming
use to change occupancy from four car
business garage to automobile reconditioning
in an apartment (H-1-40) District, the Boston
Redevelopment Authority recommends denial.
Auto related use is incompatible with this
dense residential neighborhood. Additional
traffic is undesirable and would be hazardous
to residents. Abutters, community groups and
Little City Hall are strongly opposed.



Z-4512
109-111 WEBSTER ST.
(E.B.)

Board of Appeal Referrals September 20, 1979

Hearing: 10/9/79

Z-4513
Olga A. Richman
838 East Broadway
South Boston
At N Street

Three story masonry structure - H-1-50

District(s): apartment H-1-50 general business _____ industrial _____
 residential _____ local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: Change occupancy from 8 to 9 apartments

Violation(s):

Section

Required

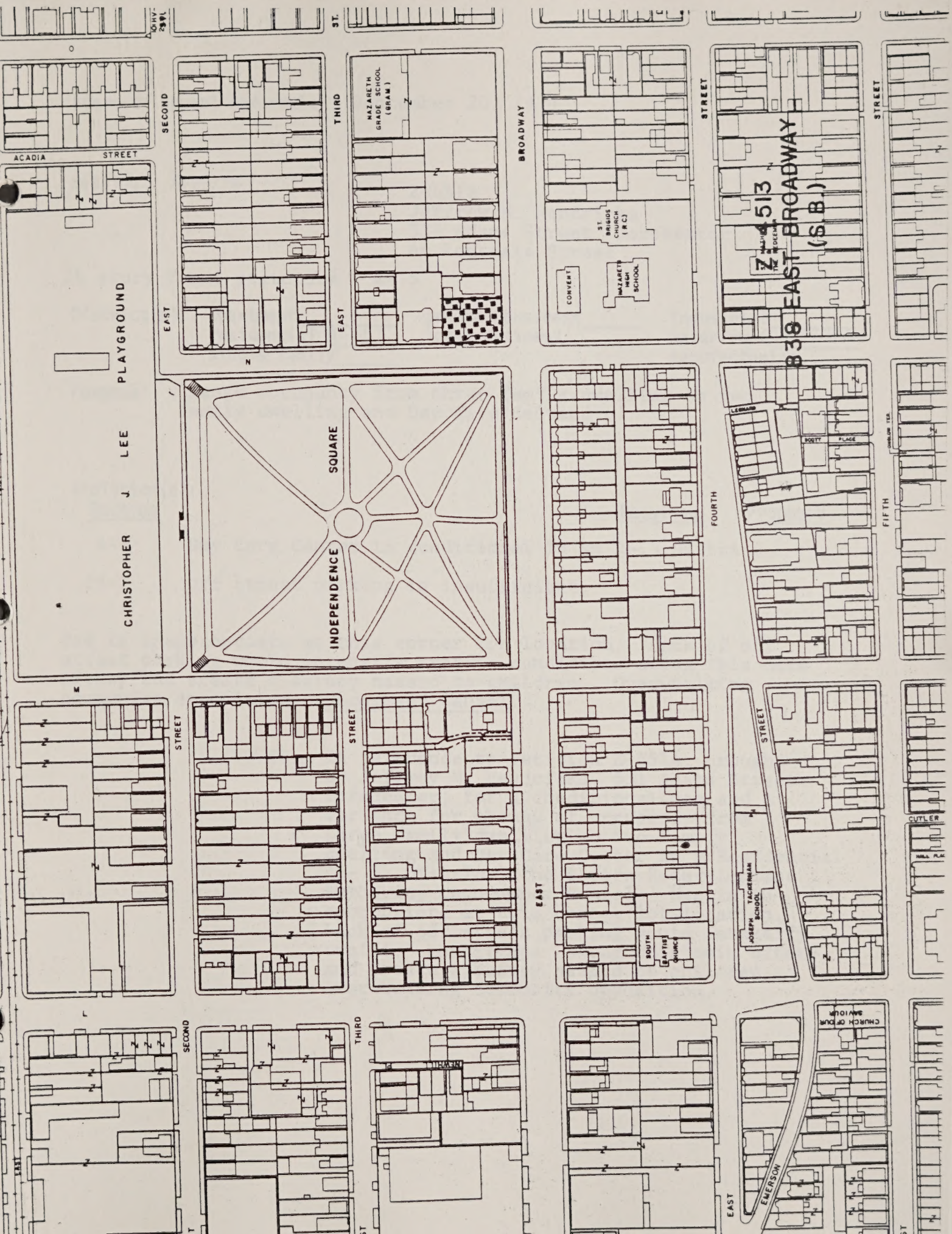
Proposed

14-2 Lot area is insufficient

13,000 sf. 8,000 sf.

Occupancy existing and compatible with neighborhood. Abutters have no objection. Recommend Approval.

VOTED: In reference to Petition Z-4513, brought by Olga A. Richman, 838 East Broadway, South Boston, for a variance for change of occupancy from eight to nine apartments in an Apartment (H-1-50) District, the Boston Redevelopment Authority recommends approval. Existing occupancy compatible with residential nature of neighborhood.



Board of Appeal Referrals September 20, 1979

Hearing: 9/25/79

Z-4514
Jeffrey M. Hendricks
531 Adams Street, Dorchester
At Lonsdale Street

2½ story frame structure - R-.5

District(s):	apartment_____	general business_____	industrial_____
	residential R-.5_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: Change occupancy from three family dwelling to two family dwelling and Day Care Center.

Violation(s):

Section

Required

Proposed

8-7 Day Care Center is conditional in an R-.5 District.

23-7. Off Street parking is insufficient.

Use is inappropriate at this corner lot location. Lack of off street parking would intensify traffic conditions along this main artery and create a safety hazard to children. Overwhelming community opposition. Recommend Denial.

VOTED: In reference to Petition Z-4514, brought by Jeffrey M. Hendricks, 531 Adams Street, Dorchester, for a conditional use and a variance for change of occupancy from three family dwelling to two family dwelling and Day Care Center in a Residential (R-.5) District, the Boston Redevelopment Authority recommends denial. Use is inappropriate at this corner lot location. Lack of off street parking would intensify traffic conditions along this main artery and create a safety hazard to children. Overwhelming community opposition.



MARY HEMENWAY
PLAYGROUND

MARY
HEMENWAY
ELEMENTARY
SCHOOL

2-4514
531 ADAMS ST
(DOR.)

Board of Appeal Referrals September 20, 1979

Hearing: 10/9/79

Z-4515
Brandywyne Village Co.
276-288 Brandywyne Drive
East Boston
Near Saratoga Street

Housing Development - 2 story frame structure - R-.8

District(s):	apartment_____	general business_____	industrial_____
	residential R-.8_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: Change occupancy from eight apartments to seven apartments and management - maintenance offices.

Violation(s):

Section

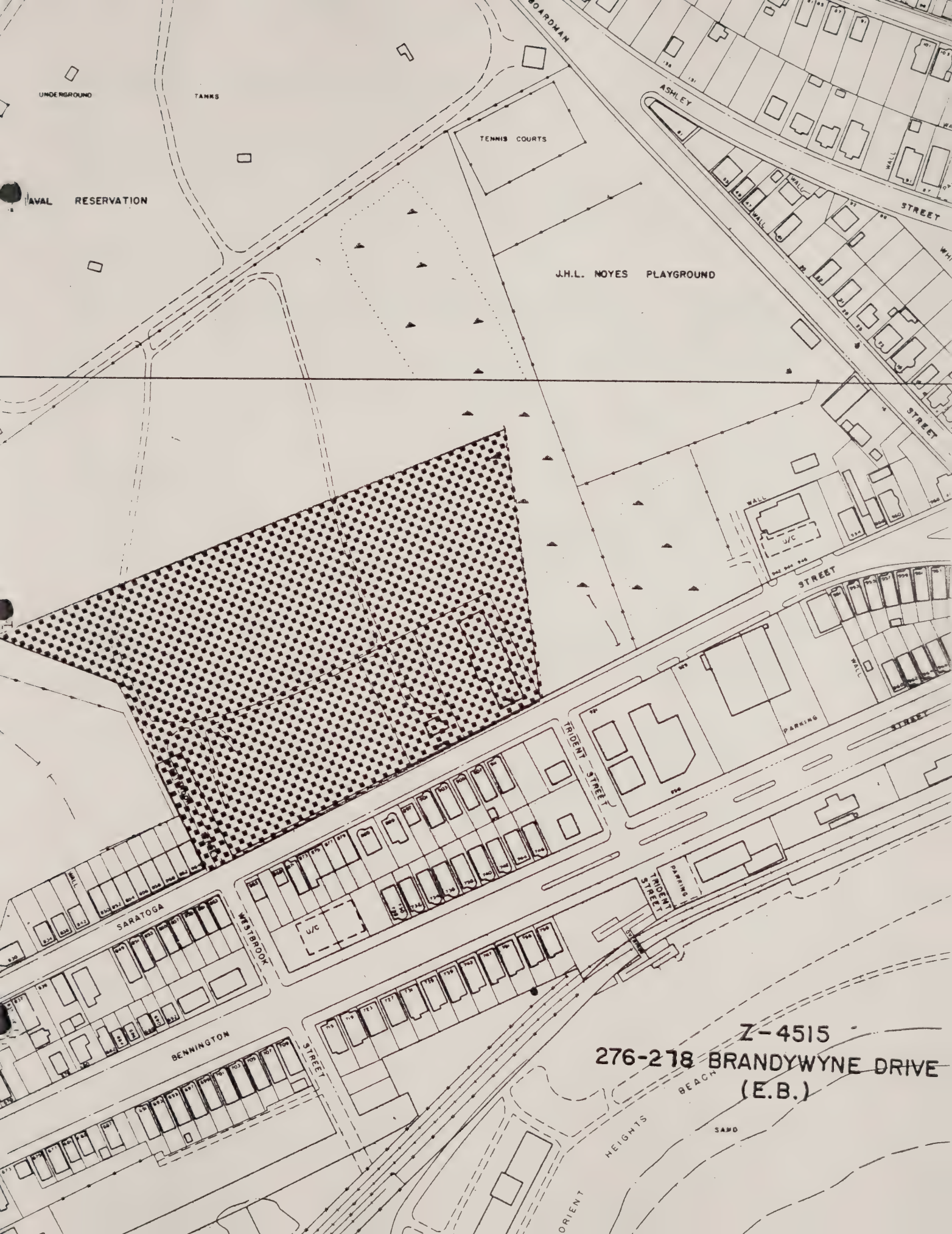
Required

Proposed

8-7. Accessory office is not allowed in an R-.8 District.

Proposal will comply with HUD and resident requests for improved administrative-maintenance office facilities. Little City Hall has no objection. Recommend Approval.

VOTED: In reference to Petition Z-4515, brought by Brandywyne Village Co., 276-288 Brandywyne Drive, East Boston, for a forbidden use for change of occupancy from eight apartments to seven apartments and management - maintenance offices in a residential (R-.8) District, The Boston Redevelopment Authority recommends approval. Proposal will improve administrative - maintenance facilities for residents of this development.



UNDERGROUND

TANKS

NAVAL RESERVATION

TENNIS COURTS

J.H.L. NOYES PLAYGROUND

SARATOGA

BENNINGTON

Z-4515
276-278 BRANDYWYNE DRIVE
(E.B.)

HEIGHTS BEACH SAND

Board of Appeal Referrals September 20, 1979

Hearing: 10/23/79

Z-4551
Alexandra Pappas
181-183 L Street, South Boston
At East Seventh Street

Three story frame structure - H-1-50

District(s): apartment H-1-50 general business _____ industrial _____
 residential _____ local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: Change occupancy from two family dwelling and beauty
 salon to three family dwelling.

Violation(s):

Section

Required

Proposed

8-7. Any dwelling converted for more families which does not
 meet the requirements of lot area and open space is forbidden
 in an H-1-50 District.

Street level commercial space has been vacant for over two years.
Residential unit will enhance structure and is consistent with
surrounding properties. Abutters support. Recommend Approval
with Proviso.

VOTED: In reference to Petition Z-4551, brought by
 Alexandra Pappas, 181-183 L Street, South
 Boston, for a forbidden use for change of
 occupancy from two family dwelling and
 beauty salon to three family dwelling in an
 Apartment (H-1-50) District, the Boston
 Redevelopment Authority recommends approval
 with following proviso: that refuse storage
 facility be provided.



JOSEPH TACHERMAN
SCHOOL

STREET

FOURTH

GASTON
SCHOOL
(EL.)

FIFTH

SIXTH

SEVENTH

EIGHTH

COLUMBIA
STREET

Z-4551

181-183 L STREET
(S.B.)

WILLIAM J. DAY
HOUSE

Hearing: 9/25/79

Z-4564
Michael Sher
24 Temple Street, Boston
Near Cambridge Street

Three story row structure - H-2-65

District(s):	apartment <u>H-2-65</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

Purpose: Change occupancy from four apartments to restaurant lounge and meeting room; erect two story addition.

Violation(s):

SectionRequiredProposed

8-7. Restaurant-lounge and meeting room are forbidden in H-2-65 District.

20-4 Rear yard is insufficient.

Proposed location of a commercial facility in a residential row dwelling is incongruous. Considerable public and private funds have been expended to enhance Temple Street as a residential neighborhood including construction of a pedestrian way.

Recommend Denial.

VOTED: In reference to Petition Z-4564, brought by Michael Sher, 24 Temple Street, Boston for a forbidden use and variance for change of occupancy from four apartments to restaurant lounge, meeting room and erect two story addition in an apartment (H-2-65) District, the Boston Redevelopment Authority recommends denial. Proposed location of a commercial facility in a residential row dwelling is incongruous. Considerable public and private funds have been expended to enhance Temple Street as a residential neighborhood including construction of a pedestrian way.



Board of Appeal Referrals September 20, 1979

Hearing: 10/2/79

Z-4571
Damiano Scarfo
93 Leyden Street, East Boston
Near Breed Street

6,787 square feet of land - R-.8

District(s): apartment _____ general business _____ industrial _____
residential R-.8 _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: Erect one family dwelling

Violation(s):

Section

Required

Proposed

10-1. Accessory parking is located less
than five feet from side lot line.

19-1. Side yard is insufficient.

10 ft.

4 ft.

Proposed dwelling is compatible with predominant two-three family
neighborhood. Recommend approval with Provisos.

VOTED: In reference to Petition Z-4571, brought
by Damiano Scarfo, 93 Leyden Street,
East Boston, for two variances to erect a
one family dwelling in a residential (R-.8)
District, the Boston Redevelopment Authority
recommends approval provided plans are
submitted to the Authority for design
review.



Z-4571
93 LEYDEN ST
(E.B.)

J.H.L. MOYES PLAYGROUND

TENNIS COURTS

TANKS

ASHLEY

LEYDEN

BOARDMAN

GLADSTONE

AVENUE

FATWOOD

MONTMORENCI

ORIENT

DRUMLIN

TOWER

STREET

BREED

STREET

STREET

ST. LAZARUS CHURCH

SCHOOL

PARKING

WHITBY

DEVELOPMENT

BOSTON

HOUSING

HEIGHTS

ORIENT

WALL

WALL

WALL

WALL

WALL

WALL

WALL

WALL